

**MEETING**

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m. by Chairperson Williams, followed by the Pledge of Allegiance.

**ROLL CALL**

Present: COMMISSIONERS Bennett, Bogue, Caveglia, Fish, Halliday, Zermeño  
CHAIRPERSON Williams  
Absent: COMMISSIONER None

Staff Members Present: Anastas, Anderly, Collins, Looney, Woodbury

General Public Present: Approximately 12

**PUBLIC COMMENT** - None made

**AGENDA**

1. Use Permit No. 98-160-15 and Variance Application 98-180-05 - Boys and Girls Club of Hayward, Inc. (Applicant/Owner): Request to construct a 19,528 square-foot social, recreational and instructional facility. The applicant is also requesting variances to (1) allow 42 percent of the site to be covered where 40 percent maximum coverage is permitted and (2) locate parking between the building and the street (behind the primary structure required). The project location is 28200 Ruus Road, east side, in an RS (Single-Family Residential) District.
2. Request for allocation of park dedication in-lieu fees to upgrade play areas at Birchfield, Old Highlands, Rancho Arroyo and Ruus Parks.
3. Referral from the Public Works Director - Sale of Surplus Real Property: Parcel Nos. 113, 114 and 115 located on D Street between First and Second Street.

**PUBLIC HEARINGS**

1. Use Permit No. 98-160-15 and Variance Application 98-180-05 - Boys and Girls Club of Hayward, Inc. (Applicant/Owner): Request to construct a 19,528 square-foot social, recreational and instructional facility. The applicant is also requesting variances to (1) allow 42 percent of the site to be covered where 40 percent maximum coverage is permitted and (2) locate parking between the building and the street (behind the primary structure required). The project location is 28200 Ruus Road, east side, in an RS (Single-Family Residential) District.

Development Review Services Administrator Anderly presented the staff report, indicating that staff and the applicant had arrived at a solution that satisfied the needs of the applicant as well as adherence to City guidelines. She then gave an overview of the changes

agreed upon since the previous meeting of January 28. She indicated that staff was satisfied with the changes and agreed with the proposal. She then answered questions from commissioners and said no further calls had been received from neighbors in the area.

Public Hearing Opened at 7:42 p.m.

Tom Silva, Boys & Girls Clubs Incorporated, asked that the Commission approve the proposal.

Public Hearing Closed at 7:43 p.m.

Chairperson Williams praised and thanked the staff for working with the applicant to the satisfaction of both parties.

Commissioner Bennett said she was happy that they were able to work out an agreement acceptable to both and **moved the recommendation**, seconded by Commissioner Halliday.

Commissioner Caveglia asked that the corrections be cleaned up for typos and minor errors.

Assistant City Attorney Borger asked whether the motion included the Negative Declaration and was told that it would.

The motion passed 7:0.

2. Request for allocation of park dedication in-lieu fees to upgrade play areas at Birchfield, Old Highlands, Rancho Arroyo and Ruus Parks.

Senior Planner/Landscape Architect Woodbury presented the staff report explaining that Park In-Lieu fees were required of new construction in the City for this purpose. She referred further questions to the General Manager of HARD, Wes Asmussen.

Commissioner Caveglia asked about the timing of the item since the work is already in progress.

Senior Planner/Landscape Architect Woodbury explained that HARD needs additional funding to complete the project.

Commissioner Bennett asked why Zone C was not designated for work and how the parks were chosen to be included in the program.

Commissioner Halliday asked whether there had been any meetings with the neighborhood for their input.

HARD General Manager Asmussen responded that, on Zone C, he did not have the records in front of him. He sensed that there had been no formal meetings with the neighbors and the Department was simply replacing old equipment with new that meets the new accessibility and safety standards.

Commissioner Fish asked about the surfacing around the equipment. General Manager Asmussen responded that the surfacing is fibar, which is wheelchair accessible.

Commissioner Caveglia asked for further information on what, specifically, is being done at the Old Highlands Park since it is not that old. General Manager Asmussen said the park is being upgraded for safety reasons and the new surfacing is being laid as well.

Chairperson Williams asked about the surfacing at the foot of the slide. General Manager Asmussen indicated that the surfacing would be a fiberglass surface.

The Public Hearing Opened at 7:57 p.m.

Juanita Gutierrez, 2236 Occidental Road, spoke in support of the Rancho Arroyo Park. She said already it looks beautiful but had four requests: that the three big rocks be moved for safety reasons; that more lights be added; that the trees be trimmed; and that portable bathrooms be considered. She thanked everyone for supporting the program.

The Public Hearing Closed at 8:01 p.m.

Commissioner Zermeño asked whether these things could be done and Senior Planner/Landscape Architect Woodbury responded that HARD was in charge of managing and maintaining the playgrounds and the request would be referred to HARD.

Commissioner Bennett commented that she hated to see the rocks removed since they are also a source of pleasure. She moved, seconded by Commissioner Fish, the staff recommendation.

Commissioner Halliday then asked whether the In-Lieu Money is only for development or whether it can be used to purchase land? She was told it could be used for both. She then asked the status of the Rancho Arroyo Park since Mervyn's had won their court case.

Assistant City Attorney Borger responded that they were still in the appeal period for the case.

The motion passed 7:0.

3. Referral from the Public Works Director - Sale of Surplus Real Property: Parcel Nos. 113, 114 and 115 located on D Street between First and Second Street.

Transportation and Development Manager Collins made the staff presentation indicating that the property in question was deemed surplus now that "D" Street is complete. He indicated that the Council would consider the matter on March 23. Because the property was purchased with the aid of federal funds, it was first offered to non-profits and government agencies and will next be sold at public auction.

**DRAFT** The Public Hearing was Opened and Closed at 8:08 p.m. with no input from the public.

Commissioner Caveglia moved, seconded by Commissioner Zermeño, the staff recommendation. The motion passed unanimously.

#### **ADDITIONAL MATTERS**

##### **4. Oral Report on Planning and Zoning Matters**

Development Review Services Administrator Anderly noted that at the next Planning Commission meeting on March 25<sup>th</sup> there would be a work session scheduled for 6 p.m.

She then introduced Transportation and Development Manager Dan Collins.

Development Review Engineer Anastas reported that he would be responding by memo next meeting to Commissioner' inquiries regarding traffic and street problems throughout the City.

Development Review Services Administrator Anderly then discussed the upcoming conference in Monterey sponsored by the League of California Cities to which several Commissioners had expressed an interest in attending; she noted that the budget would support attendance of one commissioner to the conference and perhaps they might work out among themselves who it might be.

##### **5. Commissioners' Announcements, Referrals**

Commissioner Bennett thanked staff for the information regarding the activity on "B" Street.

Chairperson Williams asked whether there might not be a provision in the upcoming City budget to allow Commission members to attend conferences such as this upcoming in Monterey. He suggested that a City budget allocation up to, perhaps, \$2,000 might be made to provide for members' attendance at such meetings. He added that the garbage container at a property at the corner of Apple and Oak should be investigated. There does not seem to be any service at the apartment building.

Commissioner Zermeño asked about the former gas station property near the flags at the corner of Mission and Jackson and whether the City could not do something with it to enhance their image.

Development Review Services Administrator Anderly responded that it is a difficult piece of property since it sits on the fault line.

Commissioner Fish commented that the new Twin Bridges Development on Mission looks nice; however, he asked about the color scheme on the new mosque that was approved in the same area. He suggested that, in the future, perhaps, the members might be given a clearer understanding of what colors are being approved.

Commissioner Williams then discussed the Mervyn's building on Foothill and what a nice ~~DRAFT~~ they set for the City and how much pride they show in the City. He added that he

hoped the new purchasers of the old City Hall on Foothill would take this as a message.

**APPROVAL OF MINUTES**

- February 11, 1999 - Approved
- February 25, 1999 - Approved

**ADJOURNMENT**

The meeting was adjourned by Chairperson Williams at 8:21 p.m.

APPROVED:

\_\_\_\_\_  
Jerry Caveglia, Secretary  
Planning Commission

ATTEST:

\_\_\_\_\_  
Edith Looney  
Commission Secretary